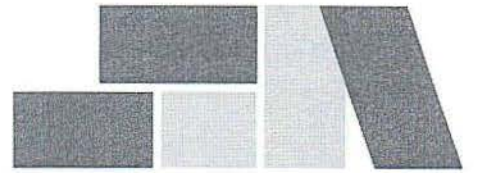


Date: 18 February 2026

Your ref:

Our ref: 8971/KJW/dve

City of Johannesburg
Executive Director:
Development Planning
Box 30733
BRAAMFONTEIN
2017



SJA-TOWN AND REGIONAL PLANNERS
19 Orange Road, Orchards, 2192
Telephone: (011) 728-0042

Dear Sir

REZONING (DEZONING) APPLICATION: ERVEN 3 AND 4 DUNKELD WEST

On behalf of our Clients, we hereby apply in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, Amended 2023 for the rezoning (dezoning) of the abovementioned properties.

We enclose the following in support of the application:

1. 1 Copy of the application form duly completed.
2. 1 Copy of the Special Power of Attorney and Resolutions.
3. 1 Copy of Deed of Transfer numbers: T10255/2014 and T26846/2014
4. 1 copy of the motivating memorandum including the Locality Plan, the Zoning Plan, the Density Zoning Plan, the Land Use Plan and a table indicating the existing and proposed rights.
5. 1 copy of the proposed scheme clauses, schedules, maps and annexures.
6. A copy of the zoning information.
7. A copy of the bondholders consent.
8. Payment in the amount of R16504.00 being the prescribed application fee.

Kindly acknowledge receipt hereof.

Yours faithfully,

SJA – TOWN AND REGIONAL PLANNERS

KEVIN WILKINS

SPECIAL POWER OF ATTORNEY

I the undersigned Morvin Sivapragasan Subban

ID NO.: 5808165020083


do hereby nominate, constitute and appoint **STEPHEN COLLEY JASPAN** and/or **KEVIN JAMES WILKINS** of the firm **SJA – TOWN AND REGIONAL PLANNERS**, with Power of Attorney to be my/our lawful representative in my/our name, place and stead, to make any necessary application in order to rezone **ERF 3 DUNKELD WEST**

HELD BY: STRONG ARM INVESTMENTS (PTY) LTD

UNDER DEED OF TRANSFER NO: T10255/2014


In addition to apply for such amendments of any Town Planning Schemes as may be deemed necessary and to make any other necessary applications and further to represent me/us at any inquiry in relation to the abovementioned matters and generally do whatever may be necessary or desirable to procure the rezoning of the said land, and generally for effecting the purposes aforementioned, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes as I/we might or could do if personally present and acting herein -hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever my/our representative shall lawfully do or cause to be done, by virtue of these presents and whatever our said representatives have to date done herein.

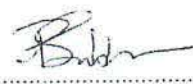
SIGNED AT Bryanston ON THIS THE 15th DAY OF January 2026



in the presence of the undersigned witnesses.

AS WITNESSES:

1. 

2. 

RESOLUTION OF THE DIRECTORS OF

STRONG ARM INVESTMENTS (PTY) LTD

PASSED AT JOHANNESBURG

ON THE 13th DAY OF January 2026

RESOLVED THAT:

1. The Company make any application to the authorities as may be deemed necessary in order to make any necessary application in order to rezone **ERF 3 DUNKELD WEST**

2. **STEPHEN COLLEY JASPAN AND/OR KEVIN JAMES WILKINS** being the authorised agent/representative of the firm **SJA TOWN AND REGIONAL PLANNERS** is hereby given Power of Attorney to sign the application and any other documents which may be deemed necessary to give effect thereto.

3. **Morvin Sivapragasan Subban** in his capacity as Director of the Company be authorised to sign any documents on behalf of the Company, which may be deemed necessary to give effect to this Resolution.

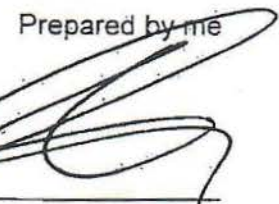
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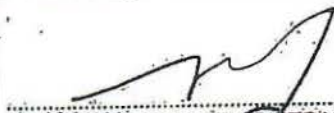


DIRECTOR

VAN HULSTEYNS ATTORNEYS
THIRD FLOOR
SANDTON CITY OFFICE TOWER
158 FIFTH STREET
SANDHURST, SANDTON
2196

SEELREG
STAMP DUTY R.....
F001
FEES R 1500-00

Prepared by me

CONVEYANCER
ARNOLD CIGLER

VERBIND		MORTGAGED	
VIR FOR R 6 000 000-00			
B	0000.06436 / 2014		
18 02 14		 REGISTRATEUR/REGISTRAR	

DEED OF TRANSFER **T** 000010255 + 2014

BE IT HEREBY MADE KNOWN THAT

~~MIRIAM JANSEN VAN VUUREN~~ YVETTE ERASMUS *l.*

appeared before me, REGISTRAR OF DEEDS at Pretoria, he the said Appearer being duly authorised thereto by a Power of Attorney signed at SANDTON on 20 January 2014 and granted to him by

IN-PLACE RECRUITMENT PROPRIETARY LIMITED
Registration number 2005/001066/07

SANTJIE
2014-02-20
PRETORIA
18 02 14

And the Appearer declared that his said principal had truly and legally sold, on 16 October 2013 and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

STRONG ARM INVESTMENTS PROPRIETARY LIMITED
Registration Number 2013/139994/07

its Successors in Title or assigns, in full and free property

ERF 3 DUNKELD WEST TOWNSHIP REGISTRATION DIVISION I.R.,
PROVINCE OF GAUTENG

MEASURING 1718 (ONE THOUSAND SEVEN HUNDRED AND
EIGHTEEN) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer Number T7796/1935 and
held by Deed of Transfer Number T38324/2006.

SUBJECT to the following conditions:

1. The Owner shall be bound to enclose the erf as for instance with neat hardwood or iron palings, or good wire fencing or properly built stone, brick or cement walls, but shall not erect an unsightly fence or one of galvanised iron, canvas, or other fabric or reeds, grass, soft-wood or inflammable material.
2. No outbuildings shall be erected at a distance of less than 6,10 metres from the Street Boundary, and there shall not be erected more than one dwelling-house with the necessary outbuildings and accessories on the said Lot.
3. Outbuildings shall only be built simultaneously with or after the dwelling house itself, and the dwelling-house to be erected must be a complete house in accordance with the drawings and specifications approved by the Township Owners and the Town Engineer, and not a portion of such house to be completed later. Such house shall not be less in size than 116 square metres and shall comprise at least four (4) rooms and kitchen, pantry, bathroom and stoep. The Closets must not be built to stand separate or apart but be incorporated with the adjoining buildings in approved position. No buildings shall be erected on the property, or any material other than the best stock brick and/or stone for external walls, and second stock brick and/or stone for external walls, and second stocks internally, and the material and workmanship throughout shall be the best of their respective kinds.

AND FURTHER SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deeds.

WHEREFORE the Appearer, renouncing all right and title which the said

IN-PLACE RECRUITMENT PROPRIETARY LIMITED
Registration number 2005/001066/07


heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

STRONG ARM INVESTMENTS PROPRIETARY LIMITED
Registration Number 2013/139994/07

its Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R6 000 000,00 (SIX MILLION RAND)


IN WITNESS WHEREOF, I the said Registrar, together with the Appearer q.q., have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at Pretoria on **18 02 14**



q.q.

In my presence



REGISTRAR OF DEEDS





9 April 2026

SJA Town and Regional Planners
19 Orange Road
Orchards
Johannesburg
2192

Dear Sirs

CONSENT TO REZONING APPLICATION

BORROWER NAME: Strong Arm Investments (Pty) Ltd
CONTRACT NUMBER: 30146971
PROPERTY DESCRIPTION: Erf 3 Dunkeld West

We refer to the abovementioned property.

Nedbank as a Bondholder has no objection in principle to

- The application to revert and reinstate the original zoning from "Residential 3" to "Residential 1"

We trust that the above meets your requirements. Should you have any questions, please do not hesitate to contact the administrator on the details below.

Yours sincerely

Faieza Hiles
DEAL ADMINISTRATOR
Tel: +27 10 216 7570
Email: pfcommercial@nedbank.co.za
NCIB Property Finance Operations
Commercial and Residential Development Sector

Carol Johnstone
DEAL ADMINISTRATOR
Tel: +27 10 237 8650
Email: pfcommercial@nedbank.co.za
NCIB Property Finance Operations NCIB
Commercial and Residential Development Sector

Nedbank 135 Rivonia Campus 135 Rivonia Road Sandown Sandton 2196 | PO Box 1144 Johannesburg 2000 South Africa
cib@nedbank.co.za | nedbank.co.za/cib

Directors: AD Mminele (Chairperson) JP Quinn (Chief Executive) MS Bomela HR Brody (Lead Independent Director) BA Dames MH Davis (Chief Financial Officer) N Davydova NP Dongwana OD Fortuin FR Grobler Dr MA Hermanus DA Joshi P Langeni RAG Leith L Makalima GK Njenga MC Nkuhlu (Chief Operating Officer) Dr TM Nombembe S Rao S Subramoney PG Wharton-Hood
Company Secretary: J Katzin 03.03.2026

Nedbank Ltd Reg No 1951/000009/06. Licensed financial services and registered credit provider (NCRCP16).

SPECIAL POWER OF ATTORNEY

I the undersigned Morvin Sivapragasan Subban

ID NO.: 5808165020083

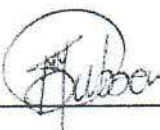
do hereby nominate, constitute and appoint **STEPHEN COLLEY JASPAN** and/or **KEVIN JAMES WILKINS** of the firm **SJA – TOWN AND REGIONAL PLANNERS**, with Power of Attorney to be my/our lawful representative in my/our name, place and stead, to make any necessary application in order to rezone **ERF 4 DUNKELD WEST**

HELD BY: MASIMO CHEMICALS LOGISTICS (PTY) LTD

UNDER DEED OF TRANSFER NO: T26846/2014

In addition to apply for such amendments of any Town Planning Schemes as may be deemed necessary and to make any other necessary applications and further to represent me/us at any inquiry in relation to the abovementioned matters and generally do whatever may be necessary or desirable to procure the rezoning of the said land, and generally for effecting the purposes aforementioned, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes as I/we might or could do if personally present and acting herein -hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever my/our representative shall lawfully do or cause to be done, by virtue of these presents and whatever our said representatives have to date done herein.

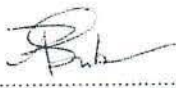
SIGNED AT Bryanston ON THIS THE 15th DAY OF January 2026



in the presence of the undersigned witnesses.

AS WITNESSES:

1. 
.....

2. 
.....

RESOLUTION OF THE DIRECTORS OF
MASIMO CHEMICALS LOGISTICS (PTY) LTD

PASSED AT JOHANNESBURG

ON THE DAY OF 2026

RESOLVED THAT:

1. The Company make any application to the authorities as may be deemed necessary in order to make any necessary application in order to rezone **ERF 4 DUNKELD WEST**

2. **STEPHEN COLLEY JASPAN AND/OR KEVIN JAMES WILKINS** being the authorised agent/representative of the firm **SJA TOWN AND REGIONAL PLANNERS** is hereby given Power of Attorney to sign the application and any other documents which may be deemed necessary to give effect thereto.

3. Morvin Sivapragasan Subban
in his capacity as Director of the Company be authorised to sign any documents on behalf of the Company, which may be deemed necessary to give effect to this Resolution.

CERTIFIED A TRUE EXTRACT



DIRECTOR

77


Webber Wentzel
16 Fricker Road
Illovo Boulevard
Johannesburg
2196

Prepared by me

Hugo

CONVEYANCER
MARIA MAGDALENA KRUGER

SEELREG
STAMP DUTY R.....
FOOI
FEES R. 1500-00

VERBIND		MORTGAGED	
VIR FOR R 3 780 000-00			
B	000016170/2014		
14 04 14		REGISTRATEUR/REGISTRAR	

DEED OF TRANSFER

T 000026846-2014

BE IT HEREBY MADE KNOWN THAT

YVETTE ERASMUS

~~MIRIAM JANSEN VAN VOUREN~~

g.

appeared before me, REGISTRAR OF DEEDS at Pretoria, he the said Appearer being duly authorised thereto by a Power of Attorney signed at Johannesburg on 20 DECEMBER 2014 and granted to him by

FREDERICK DENNIS RHIND BELFORD
Identity Number 481121 5159 08 4
Married out of community of property

SANTJIE
2014-04-16
PRETORIA

And the Appearer declared that his said principal had truly and legally sold on 31 October 2013 and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

**MASIMO CHEMICALS LOGISTICS PROPRIETARY LIMITED
2007/026912/07**

its Successors in Title or assigns, in full and free property

ERF 4 DUNKELD WEST TOWNSHIP
REGISTRATION DIVISION IR,
PROVINCE OF GAUTENG

MEASURING 1818 (ONE THOUSAND EIGHT HUNDRED AND
EIGHTEEN) Square Metres

First transferred by Deed of Transfer T15798/1929 and held
by Deed of Transfer T12111/1988 and Deed of Transfer T71946/1990

SPECIALY SUBJECT to the following conditions:-

- (a) The owner shall be bound to enclose the Erf neatly as for instance with neat hardwood or iron palings, or good wire fencing or properly built stone, brick or cement walls, but shall not erect an unsightly fence or one of galvanised iron, canvas or other fabric, or reeds, grass, softwood or inflammable material.
- (b) No buildings shall be erected at a distance of less than 6,10 metres from the street boundary; and there shall not be erected more than one dwelling house with the necessary outbuildings and accessories on the said Erf.
- (c) Outbuildings shall only be built simultaneously with or after the dwelling house itself, and the dwelling house to be erected must be a complete house, in accordance with the drawings and specifications approved of by the Township Owner and the Town Engineer and not a portion of such house to be completed later. Such house shall not be less in size than 124 square metres and shall comprise at least four rooms and kitchen, pantry, bathroom and stoep. The closets must not be built to stand separate or apart but be incorporated with the adjoining buildings in approved position. No buildings shall be erected on the property of any material other than the best stock brick and/or stone for external walls and second stocks internally, and the material and workmanship throughout shall be the best of their respective kinds.

SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deed/s.

WHEREFORE the Appearer, renouncing all right and title which the said

FREDERICK DENNIS RHIND BELFORD, Married as aforesaid

heretofore had to the premises, did in consequence also acknowledge him to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

**MASIMO CHEMICALS LOGISTICS PROPRIETARY LIMITED
2007/026912/07**

its Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R4 725 000,00 (FOUR MILLION SEVEN HUNDRED AND TWENTY FIVE THOUSAND RAND)

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer q.q., have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at Pretoria on

14 04 14

Masimo

q.q.

In my presence

[Signature]

REGISTRAR OF DEEDS



SJA-Town and Regional Planners
Email: cynthia@sja.co.za

25 March 2026

Your ref: Cynthia Chidrawi

Our ref: Theona Hilder

Dear Sir/Madam

HOME LOAN IN THE NAME OF : Masimo Chemical Logistics (Pty) Ltd
ACCOUNT NUMBER : 8002302879101
SECURITY DESCRIPTION : Erf 4 Dunkeld West

We refer to your request dated 28 January 2026 and advise as follows:

We have no objection to the dezoning of the property from "Residential 3", subject to conditions, to "Residential '1", subject to amended conditions, subject to municipal approval.

If you have any further questions regarding this matter, kindly contact Theona Hilder on 010 234 7719.

Yours faithfully

T. Hilder

THEONA HILDER
Administrator
Administrations
Gauteng Home Loans

cc

Home Loans | Gauteng

16 Constantia Boulevard Constantia Kloof Roodepoort 1709 PO Box 1144 Johannesburg 2000 South Africa
T 0860 555 111 F 011 495 9161

Directors: AD Mminele (Chairperson) JP Quinn (Chief Executive) MS Bomela HR Brody (Lead Independent Director) BA Dames MH Davis (Chief Financial Officer) N Davydova NP Dongwana OD Fortuin FR Grobler Dr MA Hermanus DA Joshi P Langeni RAG Leith L Makalima GK Njenga MC Nkuhlu (Chief Operating Officer) Dr TM Nombembe S Rao S Subramoney PG Wharton-Hood
Company Secretary: J Katzin 03.03.2026.

www.nedbank.co.za

NEDBANK

Nedbank Ltd Reg No 1951/000009/06. Licensed financial services and registered credit provider (NCRCP16)

LIST OF PROPERTIES ADJACENT TO ERVEN 3 AND 4 DUNKELD WEST

PROPERTY DESCRIPTION	OWNER	ADDRESS
Erf 7 Dunkeld West	Hesti Marcia Le Roux	6 Eastwood Road DUNKELD WEST 2196
Erf 211 Dunkeld West	Kentfield 2 (Pty) Ltd	P O Box 2692 SAXONWOLD 2132
Erf 167 Dunkeld West	Wood Family Trust	204 Jan Smuts Avenue DUNKELD WEST 2196
The Remaining Extent and Portion 1 of Erf 213 Dunkeld	Time To Remember Wholesalers CC	Postnet Suite 178 Private Bag X4 MENLO PARK 0102
Erf 583 Parktown North	Ves Finance (Pty) Ltd	59 Twelfth Avenue PARKTOWN NORTH 2193
The Remaining Extent of Erf 684 Parktown North	India Lucy Claire Butler	57A Twelfth Avenue PARKTON NORTH 2193

APPLICATION IN TERMS OF

THE CITY OF JOHANNESBURG LAND USE SCHEME, 2018 AND
THE MUNICIPAL PLANNING BY-LAW, 2016, AMENDED 2023

1. APPLICATION TYPE

Section 21 : REZONING (DEZONING) APPLICATION

2. APPLICATION PURPOSE

: TO DOWNSCALE THE RIGHTS BACK TO ITS ORIGINAL ZONING

3. SITE DESCRIPTION

Erf Nos. : ERVEN 3 AND 4

Township Name : DUNKELD WEST

Street Addresses : 245 AND 247 JAN SMUTS AVENUE, DUNKELD WEST, 2193

4. OWNER

Full Name : STRONG ARM INVESTMENTS (PTY) LTD (ERF 3)
AND MASIMO CHEMICALS LOGISTICS (PTY) LTD (ERF 4)


Postal Address : 30 BOMPAS ROAD, DUNKELD WEST, 2196

Tel No. :

Fax No.: -

Cell No. :

Email Address : morvin@strongarminvestments.com



MORVIN SIVAPRAGASAN SUBBAN

18 February 2026

DATE

5. AUTHORISED AGENT

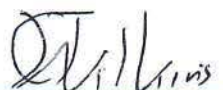
Name : SJA – TOWN AND REGIONAL PLANNERS

Residential Address : 19 ORANGE ROAD, ORCHARDS, 2192

Telephone : 011 788 1113

Cell No. : 082 448 4346

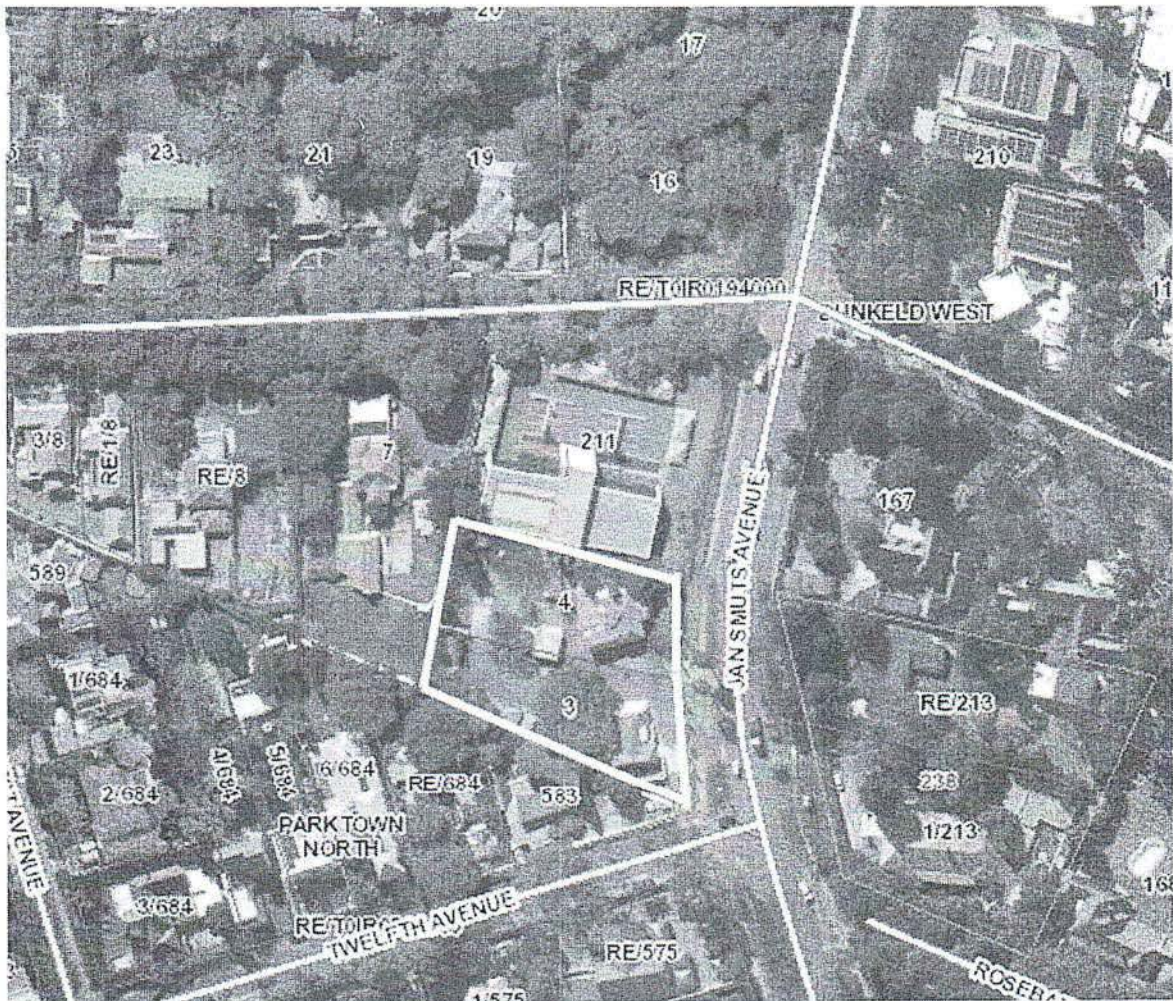
Email Address : kevin@sja.co.za



KEVIN WILKINS

18/02/2026
DATE

**MEMORANDUM IN SUPPORT OF THE APPLICATION FOR THE
REZONING (DEZONING) OF ERVEN 3 AND 4 DUNKELD WEST**



PREPARED BY:

SJA – TOWN AND REGIONAL PLANNERS

DATE:

FEBRUARY 2026

REFERENCE:

8971/KJW/dve

CONTENTS

1 EXECUTIVE SUMMARY

2 GENERAL INFORMATION

- 2.1 Introduction and Property Description
- 2.2 Locality
- 2.3 Ownership
- 2.4 Size
- 2.5 Existing Zoning, Density Zoning and Land Use
- 2.6 Surrounding Zoning, Density Zoning and Land Use
- 2.7 Legal Aspects

3 THE APPLICATION

- 3.1 The Rezoning and Proposed Controls
- 3.2 The Applicant's Intention

4 MOTIVATION IN SUPPORT OF THE APPLICATION

- 4.1 The Nature of the Surrounding Area
- 4.2 The Need for and Desirability of the Rezoning (Dezoning)
- 4.3 The Spatial Planning and Land Use Management Act, No. 16 of 2013 (SPLUMA)
- 4.4 The Spatial Development Framework, 2040

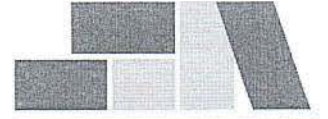
PLANS:

- 8971/1 Locality Plan
- 8971/2 Existing Zoning Plan
- 8971/3 Existing Density Zoning Plan
- 8971/4 Existing Land Use Plan

1. EXECUTIVE SUMMARY

- 1.1. Application is made for the rezoning (dezoning) of Erven 3 and 4 Dunkeld West (hereinafter referred to as "the site") from "Residential 3", subject to conditions to "Residential 1" including offices (excluding banks, building societies, medical and dental suites) in respect of Erf 3 Dunkeld West and "Business 4" including offices, (excluding banks, building societies, medical suites and restaurants) in respect of Erf 4 Dunkeld West, subject to amended conditions.
- 1.2. The client wishes to downscale the rights from the current zoning back to its original zoning rights contained under Johannesburg Amendment Schemes, 13-14355 and 1623E .
- 1.3. The downscaled rights will not negatively affect the neighbours and likewise a decrease in rights will only have less of an impact on the infrastructure.
- 1.4. The applicant has decided not to pursue the increased rights and wishes to avoid payment of the bulk contributions levied under Amendment Scheme numbers 20-01-3568 and 20-01-0562.
- 1.5. The existing and proposed rights can be summarised as follows:

	EXISTING USE	PROPOSED USE ERF 3 DUNKELD WEST	PROPOSED USE ERF 4 DUNKELD WEST
Zoning	"Residential 3"	"Residential 1"	"Business 4"
Primary Right	Dwelling units and residential buildings	Offices (excluding banks, building societies, medical and dental suites)	Offices (excluding banks, building societies, medical and dental suites and restaurants)
Coverage	50%	As per existing structures as at 25 November 2002	30%
Height	4 Storeys	2 storeys for offices in the existing structures, as at 25 November 2002	2 storeys
Density	A maximum of 80 dwelling units per hectare (permitting 28 dwelling units on the properties)	N/A	As per Scheme
Floor Area Ratio	1,0	As per existing structures as at 25 November 2002	0,3
Building Lines	As per Scheme	6 metres on Jan Smuts Avenue, save for existing structures for the life of those structures	As per Scheme



- 1.6. It is thus contended that the rezoning (dezoning) of the site more accurately reflects the proposed land on the property and the owners future needs. We submit that the application should therefore be approved.

2. GENERAL INFORMATION

2.1. Introduction and Property Description

2.1.1. Application is hereby made in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, Amended 2023 for the rezoning (dezoning) of Erven 3 and 4 Dunkeld West (hereinafter referred to as "the site") from "Residential 3", subject to conditions to "Residential 1" including offices (excluding banks, building societies, medical and dental suites) in respect of Erf 3 Dunkeld West and "Business 4" including offices, (excluding banks, building societies, medical suites and restaurants) in respect of Erf 4 Dunkeld West, subject to amended conditions.

2.1.2. Details of the application are set out under Section 3 hereof.

2.2. Locality (See Plan 8971/1)

2.2.1. The site is situated on the western side of Jan Smuts Avenue, Dunkeld West.

2.2.2. The street addresses are 245 and 247 Jan Smuts Avenue, Dunkeld West, 2196.

2.3. Ownership

2.3.1. Erf 3 Dunkeld West is registered in the name of Strong Arm Investments (Pty) Ltd in Deed of Transfer No. T10255/2014.

2.3.2. Erf 4 Dunkeld West is registered in the name of Masimo Chemicals Logistics (Pty) Ltd in Deed of Transfer No. T26846/2014.

2.4. Size

2.4.1. Erf 3 Dunkeld West measures 1718m² in extent.

2.4.2. Erf 4 Dunkeld West measures 1 818m² in extent.

2.4.3. The site has a combined measurement of 3 536m².

2.5. Existing Zoning, Density Zoning and Land Use (See Plans 8971/2, 8971/3 and 8971/4)

2.5.1. Erf 3 Dunkeld West is zoned "Residential 3" in terms of Johannesburg Amendment Scheme 20-01-3568. The property is used as offices.

- 2.5.2. Erf 4 Dunkeld West is Zoned "Residential 3" in terms of Johannesburg Amendment Scheme 20-01-0562 and is used as offices.

2.6. Surrounding Zoning, Density Zoning and Land Use (See Plans 8971/2, 8971/3 and 8971/4)

- 2.6.1. The properties to the north and north-east of Erf 3 Dunkeld West are zoned "Business 4". Erf 211 is developed with an office block and Erf 167 a house.
- 2.6.2. The properties to the east of the site are zoned "Residential 3" and are developed with houses.
- 2.6.3. The property to the south of Erf 4 Dunkeld West is zoned "Residential 3" and is used as offices.
- 2.6.4. The property to the south-west of Erf 4 Dunkeld West is zoned "Residential 1" and is developed with a dwelling house.
- 2.6.5. The property to the west of the site is zoned "Residential 2", it has a density of 11 dwelling units per hectare and is developed with a house.
- 2.6.6. Jan Smuts Avenue is a mix of houses, offices and higher density residential developments between Rosebank and Dunkeld.

2.7. Legal Aspects

- 2.7.1. The properties are bonded. The bondholder's consents are attached to the application.
- 2.7.2. There are no restrictive conditions of title as they have been previously removed

3. THE APPLICATION

3.1. The Rezoning and Proposed Controls

3.1.1. Application is made in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, Amended 2023 for the rezoning (dezoning) of Erven 3 and 4 Dunkeld West from “Residential 3”, subject to conditions to “Residential 1” including offices (excluding banks, building societies, medical and dental suites) in respect of Erf 3 Dunkeld West and “Business 4” including offices, (excluding banks, building societies, medical suites and restaurants) in respect of Erf 4 Dunkeld West, subject to amended conditions.

3.1.2. The proposed conditions as contained in the accompanying Map 2 documents are as follows:

	PROPOSED ZONING ERF 3 DUNKELD WEST	PROPOSED ZONING ERF 4 DUNKELD WEST
Zoning	“Residential 1” including offices	“Business 4”
Primary Right	Offices (excluding banks, building societies, medical and dental suites)	Offices (excluding banks, building societies, medical and dental suites and restaurants))
Coverage	As per existing structures as at 25 November 2002	30%
Height	2 storeys for offices in the existing structures, as at 25 November 2002	2 storeys
Density	N/A	As per Scheme
Floor Area Ratio	As per existing structures as at 25 November 2002	0,3
Building Lines	6 metres on Jan Smuts Avenue, save for existing structures for the life of those structures	As per Scheme

General conditions:

Erf 3 Dunkeld West

1. All buildings shall remain residential in character and in terms of an approved site development plan.
2. The development of the erf shall be subject to a site development plan, drawn to a scale of 1:500 or at any other scale as may be approved by the municipality, and shall be submitted for approval to the municipality before the submission of any building plans. the use and development of the erf shall not commence prior to the approval of the site development plan. Provided that any subsequent amendments or additions to the buildings, which in the municipality's opinion will have no influence on the development of the erf as a whole, shall be deemed to be in accordance with the site development plan. The site development plan shall indicate the following and any other details that might be required by the municipality.

- (i) the siting, height and coverage of all buildings and structures
- (ii) the elevational treatment of all buildings and structures
- (iii) entrances to buildings
- (iv) open spaces and landscaping
- (v) entrances to and exists from the site and parking areas
- (vi) building restriction areas
- (vii) pedestrian traffic systems
- (viii) vehicular traffic systems
- (ix) the treatment and provision of all boundary walls, visually permeable fencing or similar structures
- (x) stormwater attenuation measures and on-site drainage.
- (xi) extensive landscaping on the street boundary
- (xii) protection of trees
- (xiii) a schedule of planning controls
- (xiv) the relationship to adjacent developments both existing and proposed

Erf 4 Dunkeld West

1. Access shall be to the satisfaction of the Council.
2. A site development plan shall be submitted for approval by the council prior to the submission of building plans in terms of Clause 5 of the Scheme.
3. No on-street parking shall be permitted. Adequate off-street parking shall be provided.
4. A 0.781m road widening servitude is to be provided the eastern boundary of the erf for the road widening.
5. A developer is required to construct a 2 paved sidewalk along the property street frontage.

3.2. Applicant's Intention

- 3.2.1. The applicant wishes to reinstate the original rights, being offices.
- 3.2.2. The application no longer wants to redevelop the site and has never exercised the rights granted via Amendment Schemes 20-01-3568 and 20-01-0562.
- 3.2.3. The applicants wish to sell the properties and wishes to do away with the current bulk contributions.

4. MOTIVATION IN SUPPORT OF THE APPLICATION

4.1. The Nature of the Surrounding Area

- 4.1.1. Dunkeld West is an established older residential township mostly comprising houses on large stands.
- 4.1.2. Some properties have been subdivided or rezoned. Those that have been rezoned are mainly located along Jan Smuts Avenue. Jan Smuts Avenue carries substantial traffic daily.
- 4.1.3. Rosebank is situated to the south of the site and the Dunkeld Regional Node to the north.

4.2. The Need for and Desirability of the Rezoning (Dezoning)

- 4.2.1. The site is adjoining residential uses to the west and business uses to the north. The site has not been developed according to its current "Residential 3" rights.
- 4.2.2. The owners' circumstances have also changed, and they no longer wish to develop the properties to its full potential. The intention was to develop the site with apartments but now they wish to just sell the properties.
- 4.2.3. The quantum of bulk contributions levied also rendered the proposed scheme unviable and non-profitable, hence the dezoning and hence a very downscaled use for the site which can make use of the existing structures. The rights granted under Amendment Scheme s 20-01-3568 and 20-01-0562 have not been exercised in any event.
- 4.2.4. The applicant wishes to avoid payment of the bulk contributions which were levied under the "Residential 3" zoning.
- 4.2.5. The intention is to now decrease the rights but to use the existing structures for their original purpose.
- 4.2.6. We submit that an owner is permitted to change a proposed scheme and hence the zoning needs to be adjusted accordingly and, in this case, a complete downscaling of rights.
- 4.2.7. From a policy point of view, the site is located in the Rosebank Metropolitan Node, thus the downscaled rights are still very much in line with the overriding policy for the area at large.

4.2.8. We submit that the rezoning has merit and should be supported as submitted.

4.3. The Spatial Planning and Land Use Management Act, 16 of 2013

4.3.1. The application can also be motivated in terms of the Development Principles of the Spatial Planning and Land Use Management Act, 16 of 2013.

4.3.2. In terms of the Spatial Planning and Land Use Management Act, 16 of 2013, key Development Principles are highlighted. These include –

- ❖ the principle of spatial sustainability,
- ❖ The principle of efficiency and;
- ❖ the principle of spatial resilience, whereby flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods, and
- ❖ the principle of good administration.

4.3.3. We submit that this application fulfils the criteria for spatial sustainability in that it still promotes land usage, it promotes and stimulates the effective and equitable functioning of land markets and in this case the office market.

4.3.4. This application still also fulfils the development principles in respect of efficiency in that it ensures an optimum use of existing resources and infrastructure in this area.

4.3.5. Furthermore, the application complies with the Spatial Development Framework (SDF) in that it allows for a business use in an established node of Greater Johannesburg. The SDF aims to create a sustainable environment, thus if an application complies with the SDF, it ensures a sustainable city.

4.3.6. Good Administration refers to the promotion of integrated consultative planning practises. We submit that this process involves a comprehensive advertising procedure which also entails the input of various Council Departments, thus clearly a consultative approach is applied to an application of this nature.

4.4. The Spatial Development Framework, 2040 (SDF) and Other Policies

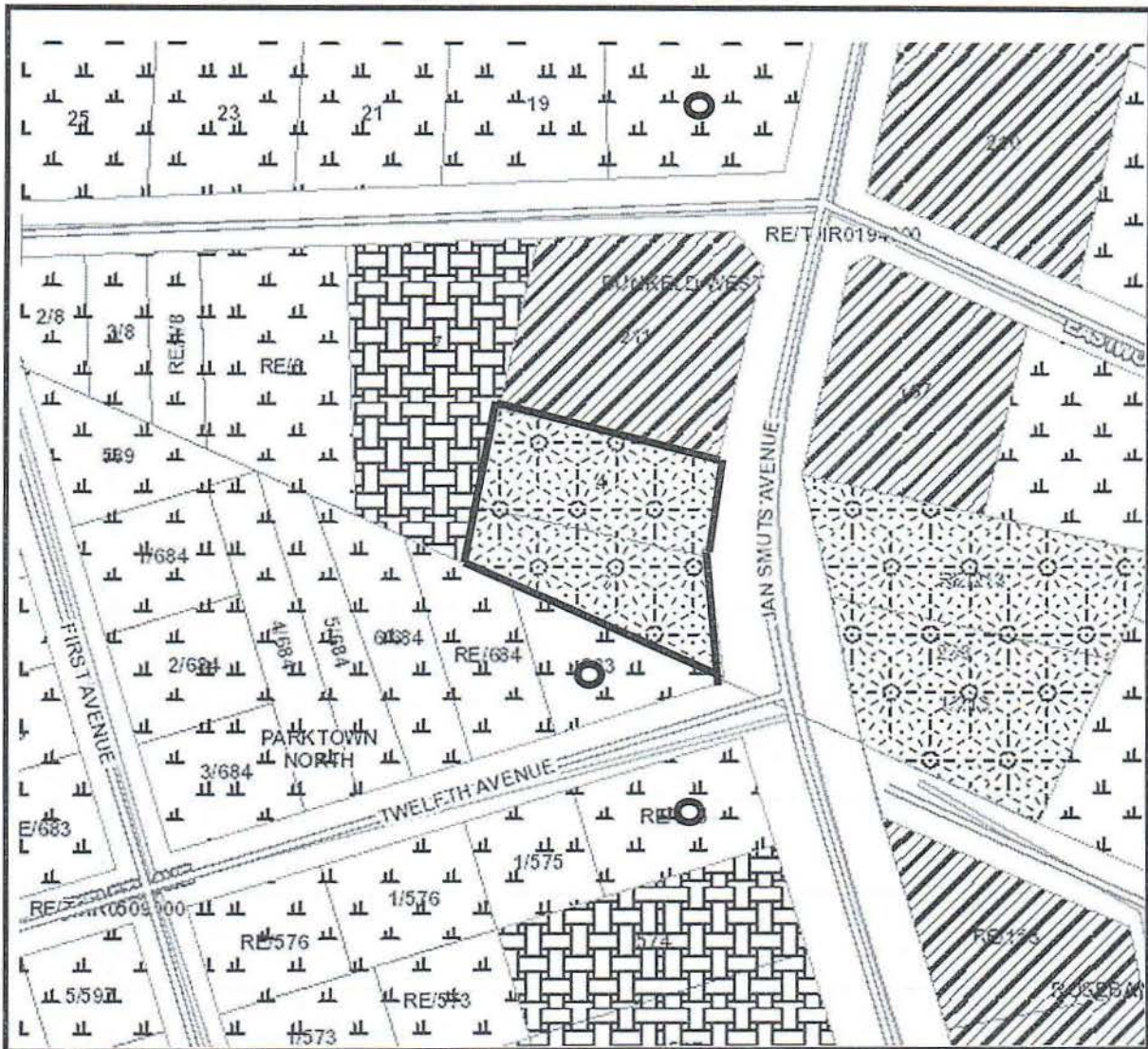
4.4.1. The Spatial Development Framework emphasises a polycentric spatial planning model for the City. This focus aims to create a compact city in which land uses are accessible and well-integrated. The SDF also encourages a mixed use environment, especially in a Metropolitan Node in which this site is located.





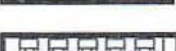
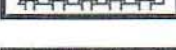
- 4.4.2. The SDF also focuses on an Inclusive City which strategy has a balanced provision for all by ensuring a mixed land use pattern. This application ensures that employment opportunities are in the immediate proximity of many residential opportunities and different housing typologies and excellent public transport.

- 4.4.3. The SDF also wishes to enhance the concept of a Connected City. The provision of offices and small businesses, are now naturally well connected from an ICT Infrastructure point of view which ensures that this application contributes towards the concept of a connect city. Furthermore from a spatial point of view, Dunkeld West is well located to Rosebank.

- 4.4.4. More specifically, the site is located in a Metropolitan Node which allows for a mix of land uses. This includes the original rights of offices. The policy aims to create a mixed land use environment in which non-residential and higher residential densities exist in the same urban landscape.

- 4.4.5. We submit that the application complies with policy and can hence be approved.



-  APPLICATION SITE
-  BUSINESS 4
-  RESIDENTIAL 1
-  RESIDENTIAL 1 PLUS OFFICES
-  RESIDENTIAL 2
-  RESIDENTIAL 3

ERVEN 3 AND 4 DUNKELD WEST

ZONING PLAN



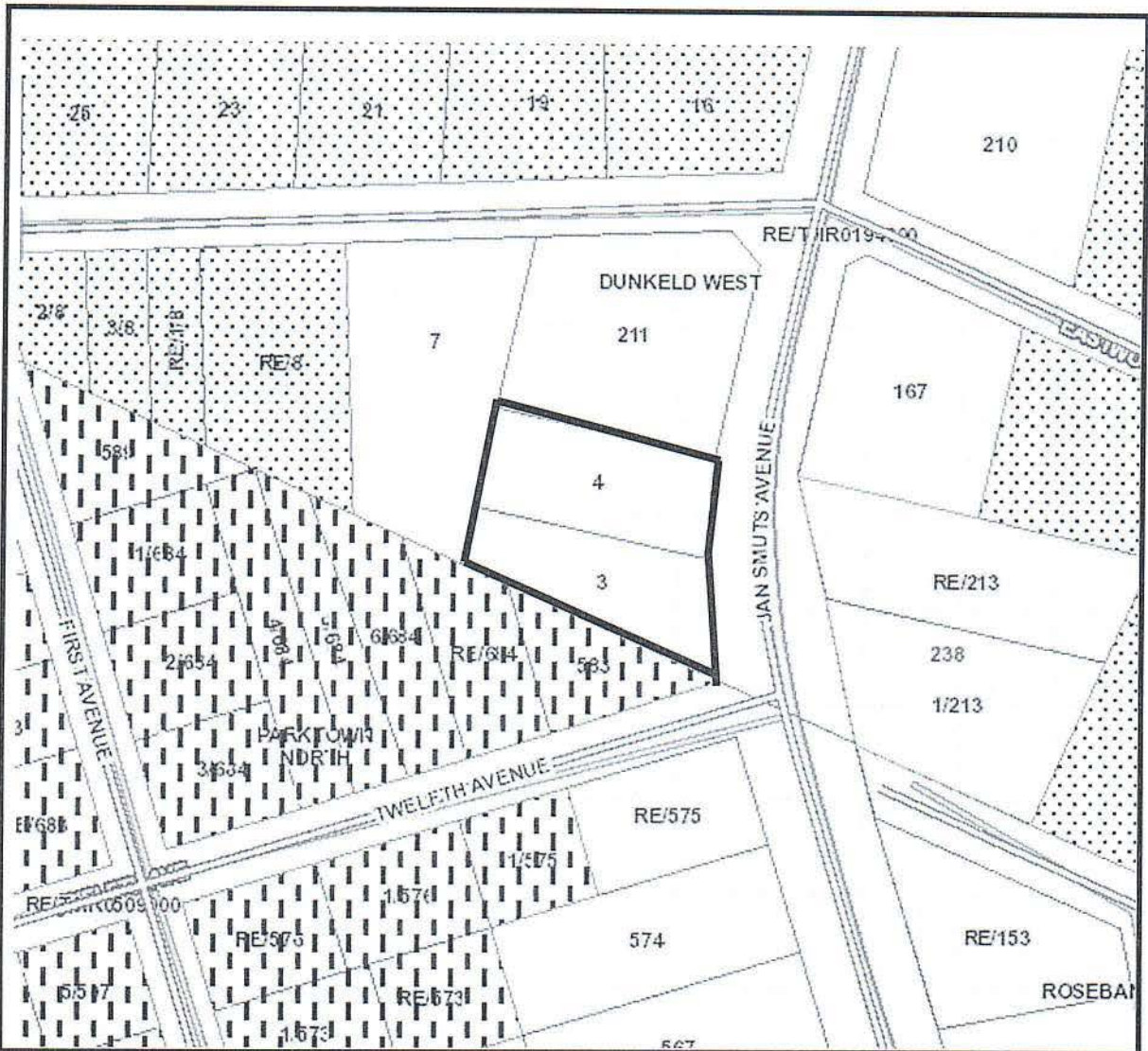
SJA-TOWN AND REGIONAL PLANNERS
Formerly Stone Langston and Associates

19 Orange Road, Orchards, 2192
Telephone: (011) 728-0042



DATE : JANUARY 2026

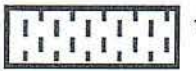
PLAN NO. : 8971/2



APPLICATION SITE



1 DWELLING PER ERF



1 DWELLING PER 1 250m²



NO DENSITY

ERVEN 3 AND 4 DUNKELD WEST

DENSITY ZONING PLAN



SJA-TOWN AND REGIONAL PLANNERS

Formerly Steve Jagan and Associates

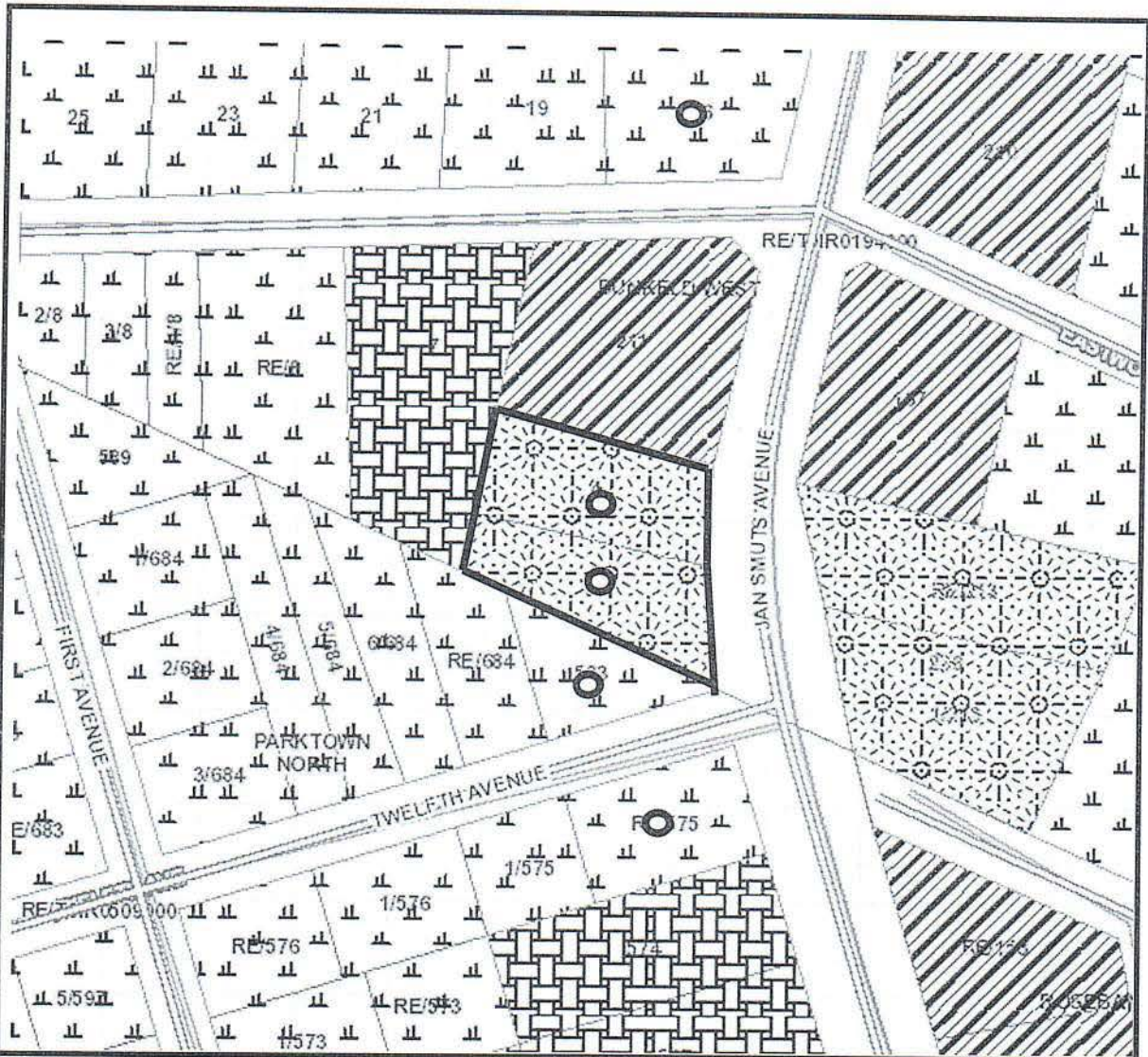
19 Orange Road, Orchards, 2192

Telephone: (011) 728-0042




DATE : JANUARY 2026

PLAN NO. : 8971/3



 APPLICATION SITE

 OFFICES

 HOUSES

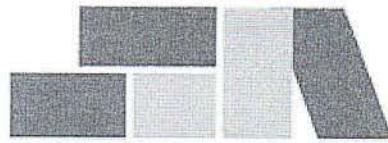
 OFFICES

 HOUSE

 HOUSES

ERVEN 3 AND 4 DUNKELD WEST

LAND USE PLAN



SJA-TOWN AND REGIONAL PLANNERS

Formerly Shree Sigan and Associates

19 Orange Road, Orchards, 2192
Telephone: (011) 728-0042



DATE : JANUARY 2026

PLAN NO. : 8971/4

SUMMARY OF EXISTING AND PROPOSED LAND USE RIGHTS AND DEVELOPMENT CONTROL MEASURES

ERVEN 3 AND 4 DUNKELD WEST

SITE MEASURING 3 536m²

CITY OF JOHANNESBURG LAND USE SCHEME, 2018	EXISTING RIGHTS	PROPOSED RIGHTS	
		ERF 3 DUNKELD WEST (1 718m ²)	ERF 4 DUNKELD WEST (1 818m ²)
ZONING	RESIDENTIAL 3	RESIDENTIAL 1 PLUS OFFICES	BUSINESS 4
AMENDMENT SCHEME NO.		1623E	13-14355
PERMISSIBLE LAND USES	DWELLING UNITS AND RESIDENTIAL BUILDINGS	OFFICES	OFFICES
LAND USES SPECIFICALLY EXCLUDED		AS PER SCHEME	AS PER SCHEME
HEIGHT STOREYS	4 STOREYS	2 STOREYS FOR OFFICES IN THE EXISTING STRUCTURES, AS AT 25 NOVEMBER 2002	2 STOREYS
HEIGHT IN METRES			
COVERAGE	50%	AS PER EXISTING STRUCTURES, AS AT 25 NOVEMBER 2002	30%
ACTUAL EXTENT IN m ²	1 768m ²		545m ²
FLOOR AREA RATIO	1,0	AS PER EXISTING STRUCTURES, AS AT 25 NOVEMBER 2002	0,3
ACTUAL EXTENT IN m ²	3 536m ²		545m ²
DENSITY : UNITS PER HA	80	N/A	AS PER SCHEME
MAXIMUM NO. OF UNITS	28	0	0
OTHER LIMITATIONS / REQUIREMENTS			

SCALE 1:2 500

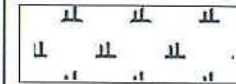


DUNKELD WEST ERF 3

REFERENCE



SCHEDULE S

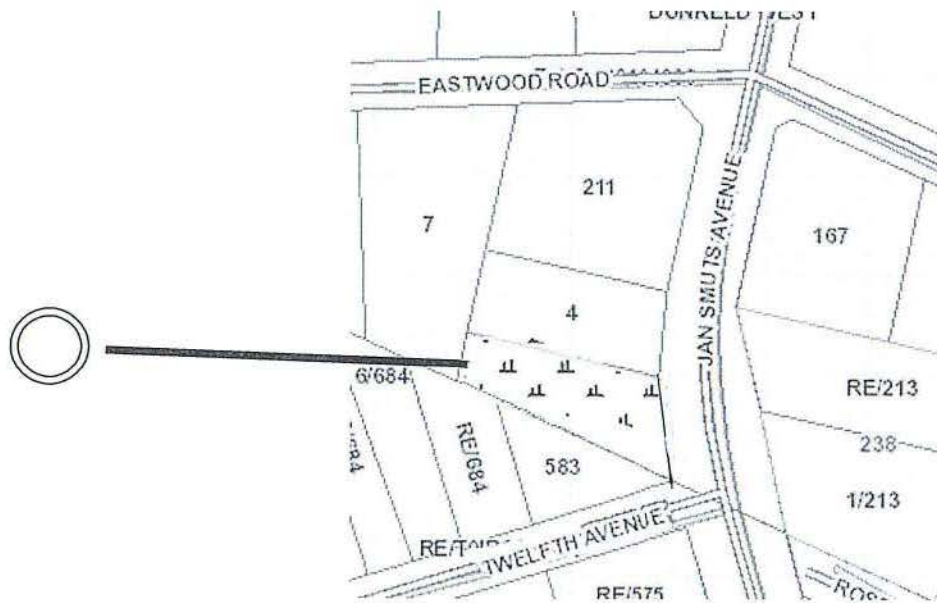


RESIDENTIAL 1

APPROVED

EXECUTIVE DIRECTOR : DEVELOPMENT PLANNING
CITY OF JOHANNESBURG

DATE _____ 20____



USE ZONE

sSCALE 1:2 500



DUNKELD WEST ERF 3

REFERENCE
SCHEDULE S

HEIGHT ZONES

DENSITY ZONES

APPROVED

EXECUTIVE DIRECTOR : DEVELOPMENT PLANNING
CITY OF JOHANNESBURG

DATE _____ 20 ____

DENSITY ZONE AND HEIGHT ZONE

**CITY OF JOHANNESBURG LAND USE SCHEME, 2018
AMENDMENT SCHEME**

THE CITY OF JOHANNESBURG LAND USE SCHEME, 2018, APPROVED BY VIRTUE OF ADMINISTRATOR'S NOTICE 5 DATED 2 JANUARY 2019 IS HEREBY FURTHER AMENDED AND ALTERED IN THE FOLLOWING MANNER:

1. The Map, Sheets A and B as shown on Map 3, amendment scheme
2. By the addition of the following in numerical and alphabetical sequence to Table N of the schedule of the scheme, read with clause 70:

COLUMN 1. USE ZONE

"RESIDENTIAL 1"

COLUMN 2. DESCRIPTION OF LAND :

ERF 3 DUNKELD WEST

COLUMN 3. PRIMARY RIGHTS (LAND USE TABLE "C")

* OFFICES (EXCLUDING BANKS, BUILDING SOCIETIES, MEDICAL AND DENTAL SUITES)

COLUMN 4. CONSENT USE RIGHTS (LAND USE TABLE "C")

NO USES

COLUMN 5. USES NOT PERMITTED (LAND USE TABLE "C")

*

COLUMN 6. WIDTH OF SERVITUDE AREA STREET :

A 6 METRE ROAD WIDENING SERVITUDE SHALL, AT THE EXPENSE OF THE OWNER, BE REGISTERED ALONG THE JAN SMUTS AVENUE BOUNDARY FOR THE FULL LENGTH THEREOF

COLUMN 7. STOREYS OR HEIGHT IN METRES :

* TWO STOREYS FOR OFFICES IN THE EXISTING STRUCTURES, AS AT 25 NOVEMBER 2002.

**DUNKELD WEST
ERF 3**

APPROVED

EXECUTIVE DIRECTOR :
DEVELOPMENT PLANNING
(CITY OF JOHANNESBURG)

DATE

SCALE 1:2 500

SCALE 1:2 500

COLUMN 8. COVERAGE :

* AS PER EXISTING STRUCTURES AS AT 25 NOVEMBER 2002

COLUMN 9. F.A.R. OR FLOOR AREA RATIO

* AS PER EXISTING STRUCTURES AS AT 25 NOVEMBER 2002

COLUMN 10. PARKING PROVISION :

*

COLUMN 11. DENSITY :

COLUMN 12. BUILDING LINES :

* 6 METRES ON JAN SMUTS AVENUE, SAVE FOR EXISTING STRUCTURES FOR THE LIFE OF THOSE STRUCTURES.

COLUMN 13. GENERAL :

1. ALL BUILDINGS SHALL REMAIN RESIDENTIAL IN CHARACTER AND IN TERMS OF AN APPROVED SITE DEVELOPMENT PLAN.
2. THE DEVELOPMENT OF THE ERF SHALL BE SUBJECT TO A SITE DEVELOPMENT PLAN, DRAWN TO A SCALE OF 1:500 OR AT ANY OTHER SCALE AS MAY BE APPROVED BY THE MUNICIPALITY, AND SHALL BE SUBMITTED FOR APPROVAL TO THE MUNICIPALITY BEFORE THE SUBMISSION OF ANY BUILDING PLANS. THE USE AND DEVELOPMENT OF THE ERF SHALL NOT COMMENCE PRIOR TO THE APPROVAL OF THE SITE DEVELOPMENT PLAN, PROVIDED THAT ANY SUBSEQUENT AMENDMENTS OR ADDITIONS TO THE BUILDINGS, WHICH IN THE MUNICIPALITY'S OPINION WILL HAVE NO INFLUENCE ON THE DEVELOPMENT OF THE ERF AS A WHOLE, SHALL BE DEEMED TO BE IN ACCORDANCE WITH THE SITE DEVELOPMENT PLAN. THE SITE DEVELOPMENT PLAN SHALL INDICATE THE FOLLOWING AND ANY OTHER DETAILS THAT MIGHT BE REQUIRED BY THE MUNICIPALITY.
 - (i) THE SITING, HEIGHT AND COVERAGE OF ALL BUILDINGS AND STRUCTURES
 - (ii) THE ELEVATIONAL TREATMENT OF ALL BUILDINGS AND STRUCTURES

**DUNKELD WEST
ERF 3**

APPROVED

EXECUTIVE DIRECTOR :
DEVELOPMENT PLANNING
(CITY OF JOHANNESBURG)

DATE

SCALE 1:2 500

COLUMN 13. GENERAL CONTINUED:

- (iii) ENTRANCES TO BUILDINGS
- (iv) OPEN SPACES AND LANDSCAPING
- (v) ENTRANCES TO AND EXISTS FROM THE SITE AND PARKING AREAS
- (vi) BUILDING RESTRICTION AREAS
- (vii) PEDESTRIAN TRAFFIC SYSTEMS
- (viii) VEHICULAR TRAFFIC SYSTEMS
- (ix) THE TREATMENT AND PROVISION OF ALL BOUNDARY WALLS, VISUALLY PERMEABLE FENCING OR SIMILAR STRUCTURES
- (x) STORMWATER ATTENUATION MEASURES AND ON-SITE DRAINAGE.
- (xi) EXTENSIVE LANDSCAPING ON THE STREET BOUNDARY
- (xii) PROTECTION OF TREES
- (xiii) A SCHEDULE OF PLANNING CONTROLS
- (xiv) THE RELATIONSHIP TO ADJACENT DEVELOPMENTS BOTH EXISTING AND PROPOSED

COLUMN 14. AMENDMENT SCHEME NO. :

END OF AMENDMENT SCHEME _____

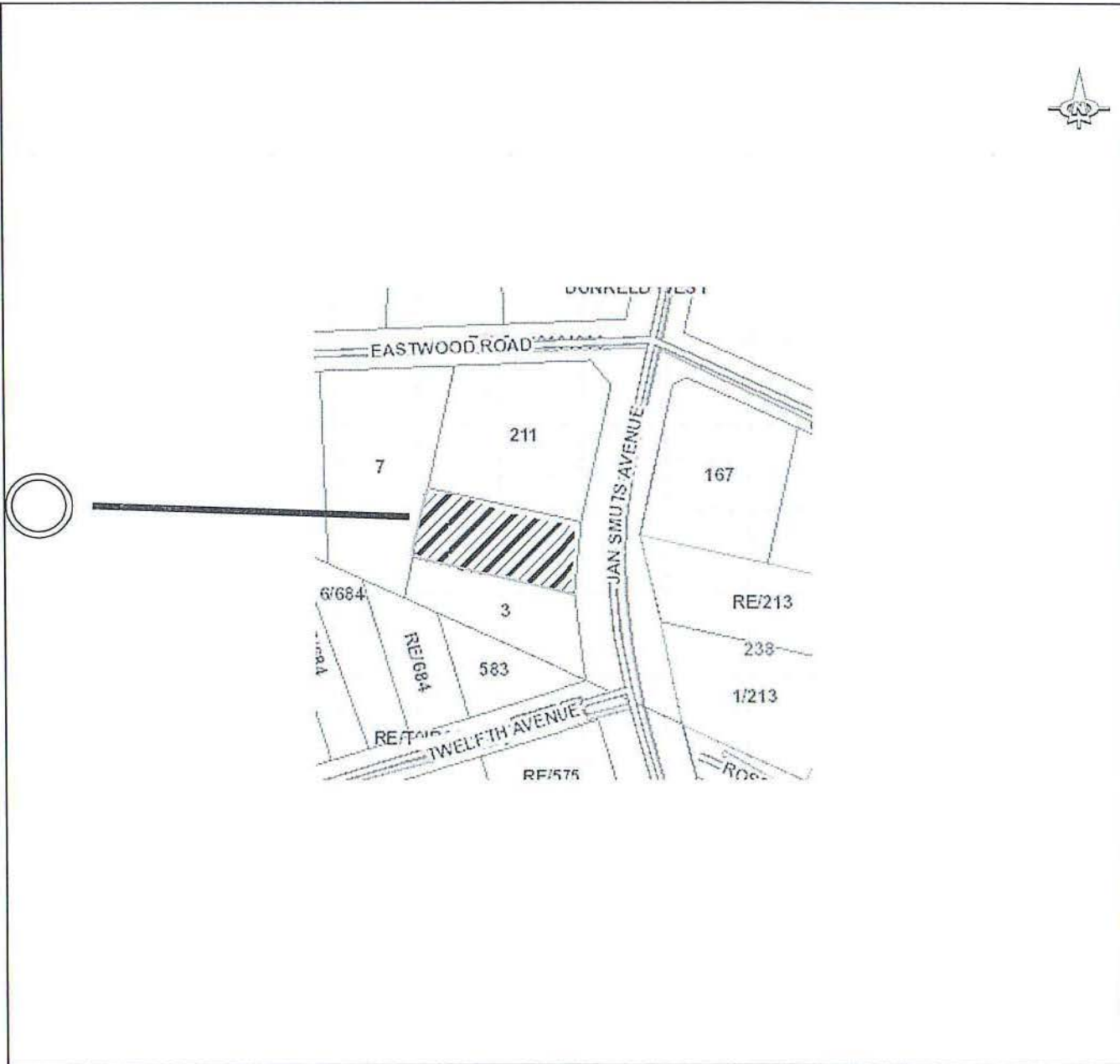
**DUNKELD WEST
ERF 3**

APPROVED

EXECUTIVE DIRECTOR :
DEVELOPMENT PLANNING
(CITY OF JOHANNESBURG)

DATE

SCALE 1:2 500



USE ZONE

DUNKELD WEST ERF 4

REFERENCE



SCHEDULE S



BUSINESS 4

APPROVED

EXECUTIVE DIRECTOR : DEVELOPMENT PLANNING
CITY OF JOHANNESBURG

DATE _____ 20 ____

SCALE 1:2 500



DUNKELD WEST ERF 4

REFERENCE
SCHEDULE S

HEIGHT ZONES

DENSITY ZONES

APPROVED

EXECUTIVE DIRECTOR : DEVELOPMENT PLANNING
CITY OF JOHANNESBURG

DATE _____ 20 ____

DENSITY ZONE AND HEIGHT ZONE

SCALE 1:2 500

**CITY OF JOHANNESBURG LAND USE SCHEME, 2018
AMENDMENT SCHEME**

THE CITY OF JOHANNESBURG LAND USE SCHEME, 2018, APPROVED BY VIRTUE OF ADMINISTRATOR'S NOTICE 5 DATED 2 JANUARY 2019 IS HEREBY FURTHER AMENDED AND ALTERED IN THE FOLLOWING MANNER:

1. The Map, Sheets A and B as shown on Map 3, amendment scheme
2. By the addition of the following in numerical and alphabetical sequence to Table N of the schedule of the scheme, read with clause 70:

COLUMN 1.	USE ZONE "BUSINESS 4"
COLUMN 2.	DESCRIPTION OF LAND : ERF 4 DUNKELD WEST
COLUMN 3.	PRIMARY RIGHTS (LAND USE TABLE "C") * OFFICES (EXCLUDING BANKS, BUILDING SOCIETIES, MEDICAL AND DENTAL SUITES AND RESTAURANTS)
COLUMN 4.	CONSENT USE RIGHTS (LAND USE TABLE "C") *
COLUMN 5.	USES NOT PERMITTED (LAND USE TABLE "C") *
COLUMN 6.	WIDTH OF SERVITUDE AREA STREET : NONE
COLUMN 7.	STOREYS OR HEIGHT IN METRES : * 2 STOREYS

**DUNKELD WEST
ERF 4**

APPROVED

EXECUTIVE DIRECTOR :
DEVELOPMENT PLANNING
(CITY OF JOHANNESBURG)

DATE

SCALE 1:2 500

COLUMN 8. **COVERAGE :**

* 30%

COLUMN 9. **F.A.R. OR FLOOR AREA RATIO**

* 0.3

COLUMN 10. **PARKING PROVISION :**

*

COLUMN 11. **DENSITY :**

*

COLUMN 12. **BUILDING LINES :**

*

COLUMN 13. **GENERAL :**

1. ACCESS SHALL BE TO THE SATISFACTION OF THE COUNCIL.
2. A SITE DEVELOPMENT PLAN SHALL BE SUBMITTED FOR APPROVAL BY THE COUNCIL PRIOR TO THE SUBMISSION OF BUILDING PLANS IN TERMS OF CLAUSE 5 OF THE SCHEME.
3. NO ON-STREET PARKING SHALL BE PERMITTED. ADEQUATE OFF-STREET PARKING SHALL BE PROVIDED.
4. A 0.781M ROAD WIDENING SERVITUDE IS TO BE PROVIDED THE EASTERN BOUNDARY OF THE ERF FOR THE ROAD WIDENING.
5. A DEVELOPER IS REQUIRED TO CONSTRUCT A 2 METRE PAVED SIDEWALK ALONG THE PROPERTY STREET FRONTAGE.

COLUMN 14. **AMENDMENT SCHEME NO. :**

END OF AMENDMENT SCHEME _____

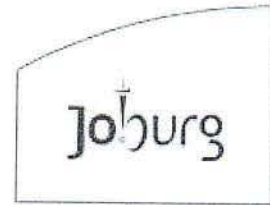
**DUNKELD WEST
ERF 4**

APPROVED

EXECUTIVE DIRECTOR :
DEVELOPMENT PLANNING
(CITY OF JOHANNESBURG)

DATE

**ZONING INFORMATION
CERTIFICATE PAD
FOR APPLICATION SUBMISSIONS**



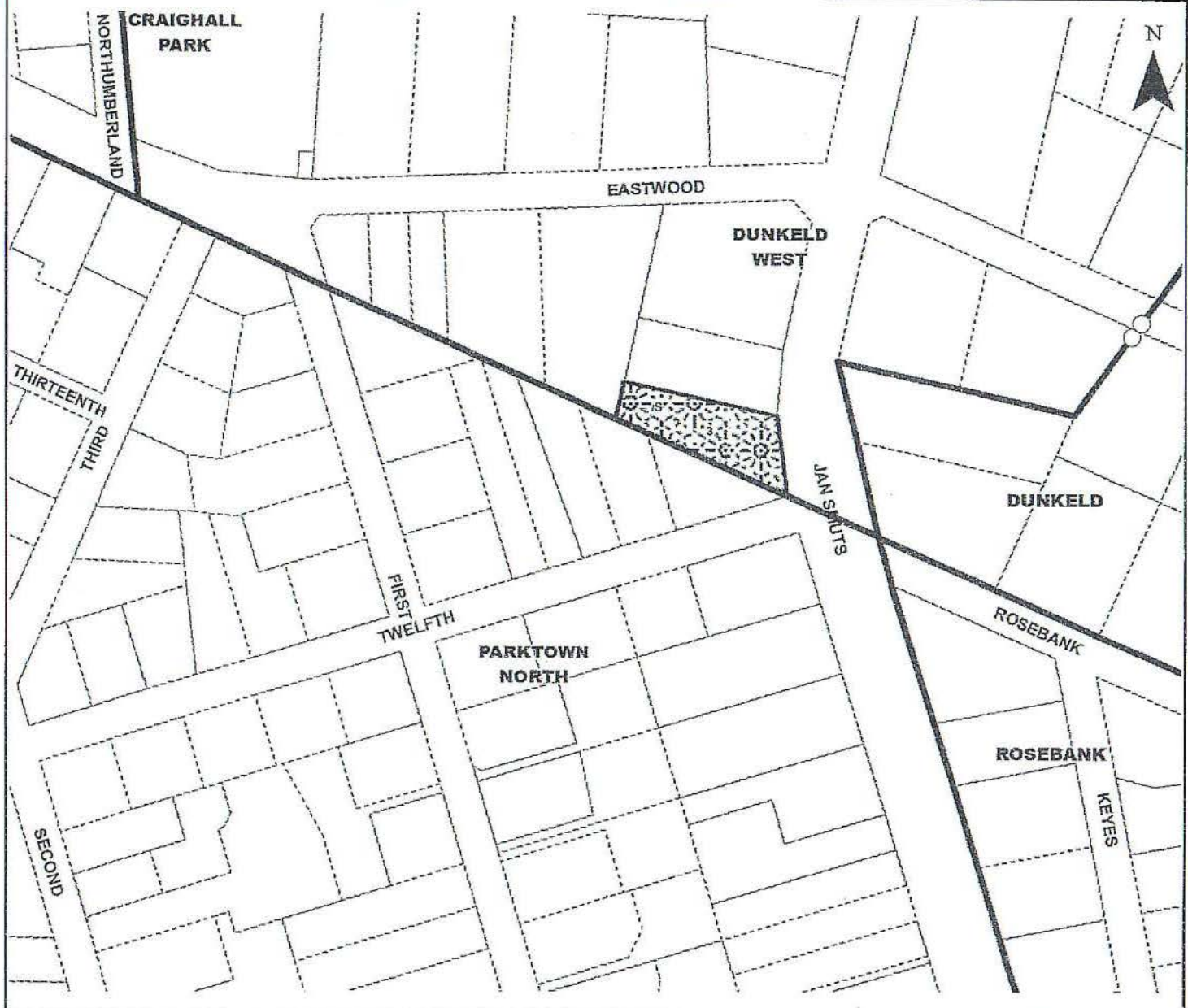
a world class African city

Date: 01/19/2026

Requested by:	Sandy Ngwenya
Town Planning Scheme:	City of Johannesburg Land Use Scheme 2018
Name of Applicant:	STEVE JASPAN & ASSOCIATES
Erf/Holding Name/Farm Portion:	Erf 3
Township/Holding Name/Farm Name:	Dunkeld West
Street Name and No:	Jan Smuts avenue
ZONING INFORMATION	
Use Zone:	Residential 3
Height Zone:	A (4 storeys)
Floor Area Ratio:	1,0
Coverage:	50%
Density:	As per attached annexure
Building Line:	As per scheme
Parking:	As per scheme
AMENDMENT SCHEME APPLICABLE:	20-01-3568
Served By:	Sandy Ngwenya

Terms and Conditions:

The Town Planning Scheme is open for inspection on the 8th Floor 158 loveday Street Braamfontein between 8:00 and 15:30 weekdays. The applicant must verify the information contained herein by inspection of the scheme. Whilst the utmost is done to ensure accuracy the City of Johannesburg does not accept responsibility for any incorrect information given on this form. The applicant's attention is drawn to the general provisions of the Town Planning Scheme. It should be noted that the provisions of the Town Planning Scheme do not override any restrictive conditions that may be contained in the Title Deeds. PLEASE NOTE: No Information will be given telephonically due to the technical and interpretive complications.



ERF 3	
DUNKELD WEST	
REFERENCE	
Area Boundary	—
Schedule	S
USE ZONES	
Residential 3	

APPROVED

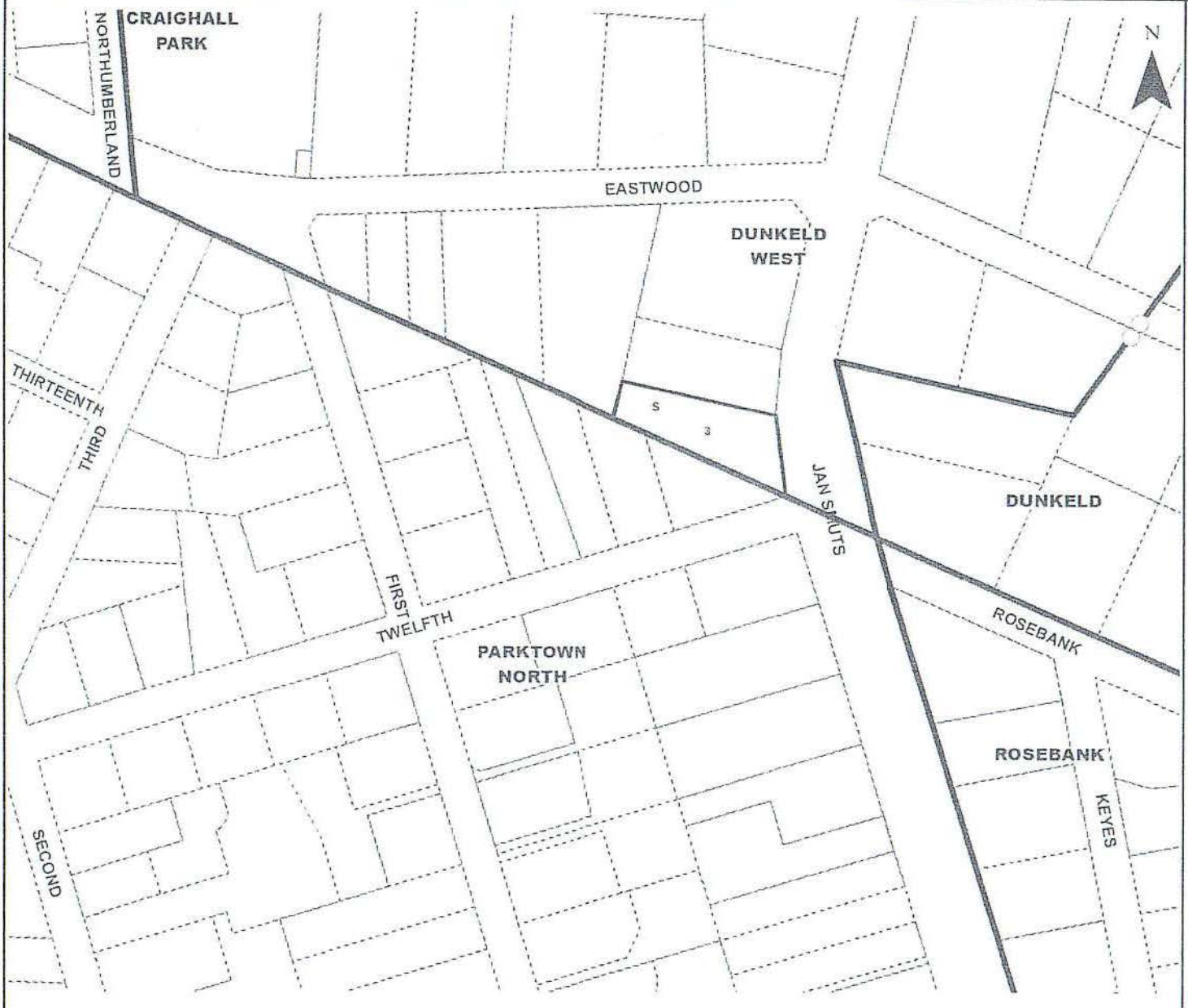

 EXECUTIVE DIRECTOR:
 DEVELOPMENT PLANNING
 CITY OF JOHANNESBURG

DATE: 15/05/2022


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USE ZONES

Scale 1:2500



ERF 3	
DUNKELD WEST	
<u>REFERENCE</u>	
Area Boundary	—
Schedule	S
<u>HEIGHT ZONES</u>	
<u>DENSITY ZONES</u>	

APPROVED


 EXECUTIVE DIRECTOR:
 DEVELOPMENT PLANNING
 CITY OF JOHANNESBURG

DATE: 05/08/2022


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USE ZONES

Scale 1:2500

**CITY of JOHANNESBURG LAND USE SCHEME, 2018,
AMENDMENT SCHEME 20-01-3568**

CITY OF JOHANNESBURG LAND USE SCHEME, 2018, APPROVED BY VIRTUE OF ADMINISTRATOR'S NOTICE 5, DATED 2 JANUARY 2019 IS HEREBY FURTHER AMENDED AND ALTERED IN THE FOLLOWING MANNER:

COLUMN 1	USE ZONE "Residential 3"
COLUMN 2	DESCRIPTION OF LAND Erf 3 Dunkeld West
COLUMN 3 *	PRIMARY RIGHTS: (LAND USE TABLE "2") As per Scheme
COLUMN 4 *	USES WITH CONSENT: (LAND USE TABLE "2") As per Scheme
COLUMN 5 *	USES NOT PERMITTED: (LAND USE TABLE "2") As per Scheme
COLUMN 6	WIDTH OF SERVITUDE AREA / STREET: -
COLUMN 7 *	HEIGHT ZONE A: As per Scheme- 4 Storeys
COLUMN 8	COVERAGE: 50%
COLUMN 9	F.A.R. OR FLOOR AREA: 1.0

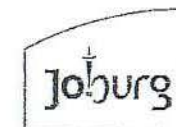
**ERF 3
DUNKELD WEST**

APPROVED



**EXECUTIVE DIRECTOR:
DEVELOPMENT PLANNING
CITY OF JOHANNESBURG**

DATE: 05 / 05 / 2012



a world class African city

SCHEDULE

COLUMN 10

PARKING PROVISION:

*

As per Scheme

COLUMN 11

DENSITY:

A maximum of 80 dwelling units per hectare (permitting 28 dwelling units on properties)

COLUMN 12

BUILDING LINES:

*

As per Scheme

COLUMN 13

SPECIFIC CONDITIONS:

1. A Site Development Plan shall be submitted to the Council prior to the approval of building plans.
2. Access is to be taken from one common point off Jan Smuts Avenue, and is to be a minimum of 6m wide to the satisfaction of the Council.

COLUMN 14


AMENDMENT SCHEME NO.: 20-01-3568

END OF AMENDMENT SCHEME 20-01-3568

ERF 3

DUNKELD WEST

APPROVED


EXECUTIVE DIRECTOR:
DEVELOPMENT PLANNING
CITY OF JOHANNESBURG

DATE: 08/08/2022



a world class African city

SCHEDULE

**ZONING INFORMATION
CERTIFICATE PAD
FOR APPLICATION SUBMISSIONS**



a world class African city

Date: 01/19/2026

Requested by: Sandy Ngwenya
Town Planning Scheme: City of Johannesburg Land Use Scheme 2018
Name of Applicant: STEVE JASPAN & ASSOCIATES
Erf/Holding Name/Farm Portion: Erf 4
Township/Holding Name/Farm Name: Dunkeld West
Street Name and No: Jan Smuts avenue

ZONING INFORMATION

Use Zone: Residential 3
Height Zone: A (4 storeys)
Floor Area Ratio: 1,0
Coverage: 50%
Density: As per attached annexure
Building Line: As per scheme
Parking: As per scheme
AMENDMENT SCHEME APPLICABLE: 20-01-0562
Served By: Sandy Ngwenya

Terms and Conditions:

The Town Planning Scheme is open for inspection on the 8th Floor 158 loveday Street Braamfontein between 8:00 and 15:30 weekdays. The applicant must verify the information contained herein by inspection of the scheme. Whilst the utmost is done to ensure accuracy the City of Johannesburg does not accept responsibility for any incorrect information given on this form. The applicant's attention is drawn to the general provisions of the Town Planning Scheme. It should be noted that the provisions of the Town Planning Scheme do not override any restrictive conditions that may be contained in the Title Deeds. PLEASE NOTE: No Information will be given telephonically due to the technical and interpretive complications.



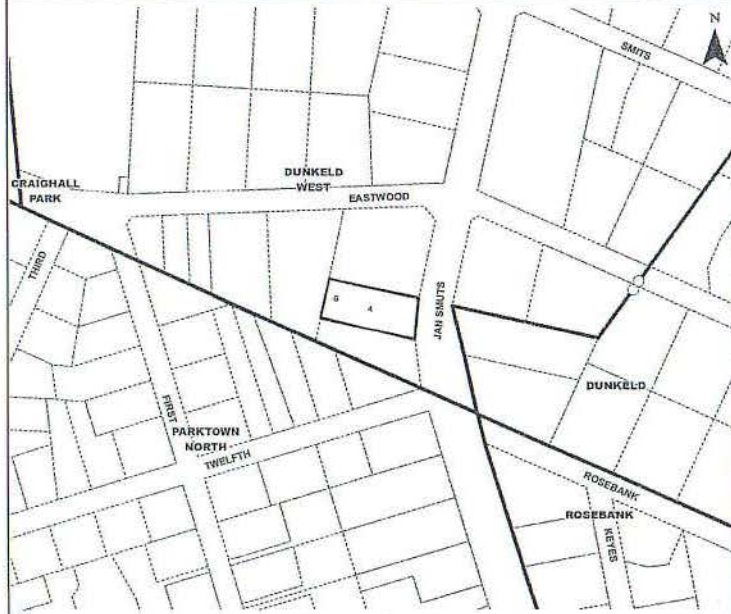
ERF 4	
DUNKELD WEST	
REFERENCE	
Area Boundary	—
Schedule	S
USE ZONES	
Residential 3	

APPROVED

EXECUTIVE DIRECTOR:
DEVELOPMENT PLANNING
CITY OF JOHANNESBURG

DATE: 05/05/2022

a world class African city



ERF 4
DUNKELD WEST

REFERENCE
Area Boundary —
Schedule S

HEIGHT ZONES

DENSITY ZONES

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USE ZONES

Scale 1:2500

**CITY of JOHANNESBURG LAND USE SCHEME, 2018,
AMENDMENT SCHEME 20-01-0562**

CITY OF JOHANNESBURG LAND USE SCHEME, 2018, APPROVED BY VIRTUE OF ADMINISTRATOR'S NOTICE 5, DATED 2 JANUARY 2019 IS HEREBY FURTHER AMENDED AND ALTERED IN THE FOLLOWING MANNER:

COLUMN 1	USE ZONE "Residential 3"
COLUMN 2	DESCRIPTION OF LAND Erf 4 Dunkeld West
COLUMN 3 *	PRIMARY RIGHTS: (LAND USE TABLE "2") As per Scheme
COLUMN 4 *	USES WITH CONSENT: (LAND USE TABLE "2") As per Scheme
COLUMN 5 *	USES NOT PERMITTED: (LAND USE TABLE "2") As per Scheme
COLUMN 6	WIDTH OF SERVITUDE AREA / STREET: -
COLUMN 7 *	HEIGHT ZONE A: As per Scheme- 4 Storeys
COLUMN 8	COVERAGE: 50%
COLUMN 9	F.A.R. OR FLOOR AREA: 1.0

**ERF 4
DUNKELD WEST**

APPROVED

EXECUTIVE DIRECTOR:
DEVELOPMENT PLANNING
CITY OF JOHANNESBURG

DATE: / /



COLUMN 10
*

PARKING PROVISION:
As per Scheme

COLUMN 11

DENSITY:
A maximum of 80 dwelling units per hectare (permitting 28 dwelling units on properties)

COLUMN 12
*

BUILDING LINES:
As per Scheme

COLUMN 13

SPECIFIC CONDITIONS:

1. A Site Development Plan shall be submitted to the Council prior to the approval of building plans.
2. Access is to be taken from one common point off Jan Smuts Avenue, and is to be a minimum of 6m wide to the satisfaction of the Council.

COLUMN 14

AMENDMENT SCHEME NO.: 20-01-0562

END OF AMENDMENT SCHEME 20-01-0562

ERF 4
DUNKELD WEST

APPROVED


EXECUTIVE DIRECTOR:
DEVELOPMENT PLANNING
CITY OF JOHANNESBURG

DATE: 05 / 05 / 2022

